



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
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Phone: (810) 987-6600
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Planning Commission Agenda

Thursday, March 9th 2023 at 7:00 pm

Public comments will be limited to 3-5 minutes per person.

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
4. Approval of Agenda:
5. Approval of Minutes – February 9th 2023
6. Correspondence:
7. General Public Comment: None agenda items
8. Public Hearings:
 - a. To hear comments and or concerns regarding Sketch Plan request by Johnathan and Kaitlyn Drake of 1091 Quain Ln. also known as 74-28-672-0019-000 for the keeping of "farm animals" on parcel under one – five acres. Section 40-699 Livestock and Farm animals.
 - b. To hear comments and or concerns regarding Special Land Use Approval request from OEM Recycled Auto Parts / Marven Hermiz, 4371 Dove Rd, also known as 74-28-019-1040-200; request for an Outdoor Salvage Operation pursuant to Sections 40-492 and 40-852 (i) of the Port Huron Township Zoning Ordinance
 - c. To hear comments and or concerns regarding the Master Plan, Parks and Recreation Plan to adopt the updated of the Port Huron Township Master Plan, which includes the 2023-2027 Parks and Recreation Plan.
9. Old Business:
10. New Business:
 - a. Sketch Plan request by Johnathan and Kaitlyn Drake of 1091 Quain Ln. also known as 74-28-672-0019-000 for the keeping of "farm animals" on parcel under one – five acres. Section 40-699 Livestock and Farm animals.
 - b. Special Land Use Approval and Site Plan Review request from OEM Recycled Auto Parts / Marven Hermiz, 4371 Dove Rd, also known as 74-28-019-1040-200; request for an Outdoor Salvage Operation pursuant to Sections 40-492 and 40-852 (i) of the Port Huron Township Zoning Ordinance
 - c. Site Plan Review request from BMJ Engineers Philip J. Porte PE, 2301 Water St also known as 74-28-168-0002-001 Enhanced Recreational Campgrounds Section 40-198
 - d. Master Plan, Parks and Recreation Plan to adopt the updated Port Huron Township Master Plan, which includes the 2023-2027 Parks and Recreation Plan.
11. Reports
 - a. Township Planner – Steve Cassin
 - b. Township Board – John Reno
 - c. ZBA – Jerry Sebastian
12. Adjournment



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Planning Commission Meeting Minutes March 9th 2023

1. Meeting Call to Order by Chairman Mark Kovach at 7:00pm
2. Pledge of Allegiance
3. Roll Call
 - a. Attended: Trustee John Reno, Stephen Tetreau, Sheri Faust, Chairman Mark Kovach, Mike Bacheller, Jerry Sebastian and Laura Covyew
 - b. Also Present: Twp Planner Stephen Cassin, and Amy Hurd Recording Secretary
4. Agenda Approval:
 - a. Motion by, Jerry Sebastian supported by Sheri Faust to move item c under new business to item d and item d to c of the agenda, Chairman Mark Kovach called all in favor, motion carried
5. Approval of Minutes: **February 9th 2023**
 - a. Motion by Sheri Faust, seconded by Laura Covyew to approve the minutes as present, Chairman Mark Kovach called all in favor, motion carried.
6. Correspondence – None
7. General Public Comment - None
8. Public Hearing:
 - a. To hear comments and or concerns regarding Sketch Plan request by Johnathan and Kaitlyn Drake of 1091 Quain Ln. also known as 74-28-672-0019-000 for the keeping of "farm animals" on parcel under one – five acres. Section 40-699 Livestock and Farm animals.
 - b. To hear comments and or concerns regarding Special Land Use Approval request from OEM Recycled Auto Parts / Marven Hermiz, 4371 Dove Rd, also known as 74-28-019-1040-200; request for an Outdoor Salvage Operation pursuant to Sections 40-492 and 40-852 (i) of the Port Huron Township Zoning Ordinance
 - i. Tom D-Luge owner of 4380 Dove Rd. the property to the East is the Doller General and to the West is a house, and according to the PHT ordinance this type of business would not be in compliance with the ordinance.
 - ii. Mark Shrapnell owner of 4371 Dove Rd. The property to the West is owned by Mark Shrapnell and currently being leased out to a Motorcycle Club and not being used as a residential use, and there is no either house on the South side of Dove Rd until you reach Range Rd. Mark has owned the property since 1979 and was Chet's Excavating Company and running a rock crusher on the site. That

site has been used for excavating company, rock crushing, construction companies, semi trucking company.

- c. To hear comments and or concerns regarding the Master Plan, Parks and Recreation Plan to adopt the updated of the Port Huron Township Master Plan, which includes the 2023-2027 Parks and Recreation Plan.
 - i. Gary Powell of 2615 Strawberry Ln – President of Port Huron Twp Little League submitted a 5-year Master Plan and asking for the Township to incarnate the Little League plans into the Township Master Plan and Parks Master Plans in order to obtain additional funds for upgrades for the Little League grounds.
 - ii. Sheri Faust of 3152 Aberdeen Ct. – Considerations for the Master Plan

Cover Page – Add 2023-2027 to the title of Master Plan. The years of the plan are not mentioned anywhere in the plan. Parks and Rec Plan dates need to be changed to 2023-2027.

Pg 20 Water Resources – Consider mentioning the major drainage sub watersheds like Stocks Creek, Bunce Creek, Huffman Drain, etc.

Pg 22 – These land cover descriptions should be merged or repeated on page 82 & 83 with the other land cover mentions.

Pg 39 – There are several pages dedicated to Complete Streets. I would like to see a paragraph mention Green Streets. Green Streets incorporate green infrastructure to manage stormwater and protect water resources by infiltrating, filtering, storing, and detaining runoff close to the source. It reduces the amount of water piped to streams and rivers. When combined with Complete Streets, roadways can achieve multiple benefits and outcomes. SEMCOG developed a Great Lakes Green Streets Guide that can be referenced.

Pg 41 Walkability Map – the “5-minute walk” in the map’s legend needs to be defined somewhere in the text. I don’t know what 5 Minute Walkability means and how it came to be delineated in this map. Based on walkability, I think Strawberry Lane from Water Street to Bakers Field should be added considering the new side path planned, and Dove Street from Range to 24th Street should be added. It gets high-use for pedestrians and cyclists using the route for work commute. It would be nice to see the walkability coverage overlap from Cleveland Elementary School (City of Port Huron) to Hoover Park.

Pg 41 – Walkability Map – The map shows 5 schools, Pg 63 says 3 schools, and Pg 70 lists only 1 school

Pg 48 – Parks and Recreation – 1st paragraph – does the commission look at long-term park plans? Set strategic priorities and goal setting? Review Park improvement plans or stakeholder input? Help write/review the Recreation Plan? 2nd paragraph – Is there any newer plan than 2015? 3rd paragraph – it would be nice to see tasks also include determining opportunities and strengths in addition to needs and problem solving.

Pg 49 SCC Millage – Mention the free ADA kayak launches provided by SCC Parks at Bakers Field and 40th Street Pond. These are an expensive donation from SCC Parks and are a valuable amenity.

Pg 51 Accessibility Evaluation – when were the evaluations completed?

Pg 53 – Playground equipment is missing from the list

Pg 60 – Park map – there is one green parcel indicating a public park that is not labeled with a name

Pg 68 – Private facilities – this paragraph should be moved up near page 60 with the other township descriptions, before going into the listing of all the neighboring and county properties

Pg 82, 83 – These land cover descriptions should be merged or repeated on pg 22 with the other mentions. Include a land cover map on page 82, 83.

Pg 83 – Ag/Rural – the last sentence implies open land should only be considered for urban development. Include language about using proper planning to determine if land should be preserved to retain rural character.

Pg 83 – Water – I think it's worth mentioning Stocks Creek. It's a large, significant watercourse that provides opportunities for fishing at its mouth

Pg 113 Goal 7 – In addition to safety improvements along West water Street, I'd like to see Dove Road included too. It gets high-use for pedestrians and cyclists using the route for work commute, and has resulted in several deaths.

Pg 114 Goal 7 Con't – 3rd bullet, again add Dove Road to the list

Pg 116 Goal 10 – Perhaps add text to the strategic actions to bring the park's Accessibility Scores up. The accessibility evaluation noted that the parks all scored fairly poor. A goal could be to bring the scores up.

General – I'd like to see mention of resiliency in relation to shoreline protection, climate change, extreme weather increasing in duration and frequency, flooding, and property protection/damage. Perhaps it can have its own paragraph on page 123 or 124. I'm sure the County's Master Plan has wording that can be used.

Motion by John Reno, supported by Mike Bacheller to close the public hearing at 7:30pm
Chairman Mark Kovach call in favor, motion carried.

9. Old Business - None

10. New Business

- a. Sketch Plan request by Johnathan and Kaitlyn Drake of 1091 Quain Ln. also known as 74-28-672-0019-000 for the keeping of "farm animals" on parcel under one – five acres. Section 40-699 Livestock and Farm animals.
 - i. Motion by Trustee John Reno supported by Sheri Faust to approve Four (4) chickens no Roosters for 4H project, Chairman Mark Kovach called all in favor, motion carried.
- b. Special Land Use Approval and Site Plan Review request from OEM Recycled Auto Parts / Marven Hermiz, 4371 Dove Rd, also known as 74-28-019-1040-200; request for an Outdoor Salvage Operation pursuant to Sections 40-492 and 40-852 (i) of the Port Huron Township Zoning Ordinance
 - i. Motion by Jerry Sebastian to approve special land use and site plan request per all requirements plus Fire Dept supported by Stephen Tetreau, Chairman Mark Kovach called all in favor, motion carried.

- c. Site Plan Review request from BMJ Engineers Philip J. Porte PE, 2301 Water St also known as 74-28-168-0002-001 Enhanced Recreational Campgrounds Section 40-198
 - i. Motion by Trustee John Reno to approve the Site Plan subject to all the requirements per all departments, Seconded by Jerry Sebastian, Trustee John Reno request for a roll call;
 - 1. Ayes Chairman Kovach, Stephen Tetreau, Jerry Sebastian, Sheri Faust, Trustee Reno, Laura Covyew and Mike Bacheller. Nays: None Motion Carried
- d. Master Plan, Parks and Recreation Plan to adopt the updated Port Huron Township Master Plan, which includes the 2023-2027 Parks and Recreation Plan.
 - i. Motion by Laura Covyew to table the Master Plan until all the recommendations can be followed up with, supported by Trustee John Reno, Chairman Mark Kovach called all in favor, motion carried.

11. Reports

- a. Township Planner – Steve Cassin – None.
- b. Township Board Reports – John Reno – MI road south of Lapeer Rd some Drain work.
- c. Zoning Board of Appeals – Jerry Sebastian, 3665 Dove Rd requesting a variance for a salvage yard on 4 acres and Township ordinances states must have 5 acres, and of a minimum setback of 200 feet from a resident dwelling. Variance was denied.

12. Adjournment

- a. Motion by Mike Bacheller, supported by Sheri Faust to adjourn meeting at 8:05pm Chairman Mark Kovach called for all in favor, motion carried, the meeting was adjourned.

Respectfully submitted Amy J. Hurd